



Proposal: Zone Change

Current Zone: RE-5

Proposed Zone: AG-5

Acres: 4.6

Project location: AV-HWC-2

Number of Lots: 1

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The applicant is proposing to change the zoning from the current RE-5 to a proposed AG-5. The property is located at 1820 East 2000 South (AV-HWC-2) and is 4.6 acres in size. As stated in the application the purpose for the zone change is for Farming, Livestock and Orchards. It should be known that the property acreage is 4.6 acres which is below the AG-5 acre requirement.

The property is currently zone RE-5. Surrounding zoning is RE-5 to the north and west, A-10 to the east and PD to the south. The General Plan for this property is Residential Low 5+ Acres. The applicant is asking to change the zone to AG-5 which does not fall in line with the General Plan. Apple Valley may want to have the applicant start with a General Plan amendment so that both the general plan land use map and zoning designation align. For the General Plan to be effective, zoning applied to land should conform to the General Plan. When comparing the permitted and conditional uses listed in both the Residential Estate (current zone) and Agricultural Zone (proposed zone) it appears the Agricultural Zone could significantly change the use of this land.

When looking at Section 2 of the General Plan, it is apparent that this zone change is in line with section 2.3 - Major Land Use Themes. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, "As agricultural property owners request, preserve agricultural land". It appears this zone change application is in line with the intent of the General Plan; however, significant changes to the use of the land should align with the General Plan.

Apple Valley will need to determine if a General Plan Amendment is necessary prior to processing this zone change application. If the zoning of the proposed land is changed to AG-5, the applicant and future land owners would be required to abide by the Agricultural Zone requirements found 10.10.020.